

1 LAW OFFICES OF JOHN A. TOSNEY
2 JOHN A. TOSNEY, SBN: 97183
3 331 J Street, Suite 200
4 Sacramento, CA 95814
5 Tel: (916) 441-4002
6 Fax: (916) 441-4622

7 Attorney for Debtor(s)
8 ERIC DECATUR

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11 UNITED STATES BANKRUPTCY COURT
12 EASTERN DISTRICT OF CALIFORNIA

13 In re:

14 ERIC DECATUR

15 Case No.: 10-41229-E-13L
16 Mtn. Ctrl. No.JT-1
17 In Chapter 13
18 DATE: November 2, 2010
19 TIME: 2:00 p.m.
20 DEPT: E, CTRM 33
21 Honorable Judge Ronald H. Sargis

22 Debtor(s).
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26 **DECLARATION OF REAL ESTATE APPRAISER LISA PATTERSON-FREEMAN**
27 **SUPPORT OF**
28 **MOTION TO VALUE**

29 I, LISA PATTERSON-FREEMAN, declare:

30 1. The matters set forth in this declaration are true of my own knowledge, and, if
31 called upon to do so, I could and would competently testify to them.

32 2. I am a licensed Real Estate Appraiser with over 6 years of experience in the real
33 estate and appraisal industries. During my professional career, I have been personally involved in
34 the appraisal of over 1,200 properties.

35 3. Based on my background and experience I evaluated the property located at 281
36 Riverview Drive, Vallejo, CA 94589. I personally inspected the property on August 6, 2010,
37 priced the necessary repairs and/or compliance issues to form an opinion of the fair market value

1 of the property.

2 4. Based upon my analysis of comparable sales, market trends and pertinent
3 economic factors, as well as compliance issues, this property would have a fair market value of
4 \$205,000.00, as of the date of inspection.

5 I declare under penalty of perjury under the laws of the State of California, that the
6 foregoing is true and correct.

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8 Executed on Sept 16, 2010, at Vallejo, Solano County, California.

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10 BY: 

11 LISA PATTERSON-FREEMAN, Declarant

12 Ca. License AR035255

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